CONTRACT OF SALE

AT PUBLIC AUCTION

是自己的对应的说: 医原生人类性病

The undersigned purchaser(s) hereby ac-

knowledges that I (or We) have this day

purchased the property described in the

within advertisement, subject to the condi-

by way of deposit and earnest money, and I

(or We) agree to complete the purchase in

As witness my hand this.....day

PURCHASER

PURCHASER

ADDRESS

CITY-STATE-ZIP

PHONE

AUCTIONEER

The above offer is accepted subject to the

conditions of sale in said advertisement, and

stated as necessary to complete the sale,

subject to the conditions herein set forth.

SELLER OF AUTHORIZED AGENT

(or We) agree to deliver title as therein

acknowledge receipt of deposit:

tions stated therein, at the price of

TIONEERS, INC. the sum of

accordance with said conditions.

Property 2

COUNTY.

JACOB D. HORNSTEIN, ATTORNEY 522 EQUITABLE BUILDING BALTIMORE, MARYLAND 21202

TRUSTEE'S SALE

Undivided one-half interest in 29.579 acres more or less of highly valuable unimproved land located at the intersection of Interstate Route 70N and Maryland Route 27, Frederick, Maryland

By virtue of a decree of the Circuit Court of Frederick County, (Equity No. 27, 172), the undersigned Trustee will sell at public auction at the Courthouse Door in Frederick, Maryland on

MONDAY, JULY 25, 1977 AT 1 O'CLOCK P.M.

Undivided one-half interest in all that lot of ground and the improvements thereon situate in Frederick

County and described as follows: BEGINNING for the same at a stone found at the end of the First or South 62° 48' West 914.64 feet line of that parcel of land which by deed dated August 3, 1971 and recorded among the Land Records of Frederick County, Maryland in Liber E.C.W. 855 at Folio 728 was granted and conveyed by Percon, Inc. now merged and known as Contee Sand & Gravel Company, Inc., to Sidney Monen and Samuel B. Bechkes, and running thence binding reversely along part of said First line with meridian conforming to the State Roads Commission of Maryland plats North 55° 08' 34" East 806.17 feet passing over a stone found 370.11 feet from the beginning thereof to a point on the Southwesternmost right of way line of the intersection of U.S. Route 170 and Maryland Route No. 27 as shown on Maryland State Roads Commission Plat No. 42976, thence binding along said Southwesternmost right of way line of said interchange and continuing along the Westernmost right of way line of said Route No. 27 as shown on Maryland State Roads Commission Plats Nos. 42976, 42975, 42974 the five (5) following courses and distances; viz.: (1) 266.77 feet in a Southeasterly direction by the arc of a curve ic the right having a radius of 400.00 feet and a long chord bearing South 49° 33′ 56″ East 261.86 feet, (2) South 26° 30' 24" East 70.23 feet, (3) South 25° 34' 52" East 366.66 feet, (4) 383.44 feet in a Southerly direction by the arc of a curve to the right having a radius of 400.00 feet and a long chord bearing South 01° 52′ 50″ West 368,93 feet and (5) South 27° 42′ 31" West 500.53 feet to a point at the intersection of the Westernmost right of way line of said Route 27 and the Northernmost right of way line of the Relocated Mill Bottom Road as shown on Maryland State Roads Commission Plat No. 42974, thence binding along the Northernmost right of way line of said Relocated Mill Bottom Road as shown on Maryland State Roads Commission Plats Nos. 42974 and 42627 the ten (10) following courses and distances, viz.: (1) South 77° 13' 18" West 215.46 feet, (2) North 89° 28' 44" West 101.27 feet, (3) South 41° 37' 01" West 94.34 feet, (4) South 88° 18' 07" West 101.98 feet, (5) North 82° 20' 58" West 146.10 feet, (6) North 74° 38′ 52″ West 197.64 feet, (7) North 20° 54′ 59″ West 68.81 feet, (8) North 52° 22′ 37" West 46.89 feet, (9) North 47° 58' 02" West 92.33 feet and (10) North 61° 49' 24" West 14.64 feet to intersect the Second line of the herein abovementioned parcel of land, thence binding reversely along part of said Second line North 10° 31′ 34″ East 815.10 feet to the point of beginning, containing 29.579 acres of land more or less. Subject to (1) A perpetual easement for stream change as shown on Maryland State Roads Commission Plat No. 42627. (2) A revertible easement for supporting slopes as shown on Maryland State Roads Commission Plat No. 42627. (3) A revertible easement for temporary maintenance of traffic road as shown on Maryland State

Roads Commission Plats Nos. 42974, 42975 and 42976. The property consists of 29.579 acres more or less of highly valuable unimproved land.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any. The property will be sold subject to a prior mortgage;

the exact amount of which to be announced at time and

place of sale. Terms of Sale: A cash deposit or certified checkin the amount of \$5,000.00 will be required of the purchaser at time and place of sale. Balance in cash upon final ratification of the sale by the Circuit Court for Frederick County; interest to be paid on unpaid purchase monies from date of sale to date of settlement. Taxes, water rent to be adjusted to day of sale. All other public

charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan district charges, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

JACOB D. HORNSTEIN, Trustee

MICHAEL FOX AUCTIONEERS, INC. SUITE 1915 CHARLES CENTER SOUTH 36 SOUTH CHARLES STREET BALTIMORE, MARYLAND 21201. 332-1333

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